

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-4374

Issued out of the Court of Common Pleas of Blair County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Room to Be Announced in the City of Hollidaysburg County of Blair, Commonwealth of Pennsylvania on:

WEDNESDAY, JULY 08, 2026
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot of ground, lying and being situate in what was formerly known as the "Northern Liberties" of Hollidaysburg, now in the First Ward as realigned in 1972 and numbered 806 North Montgomery Street, in the Borough of Hollidaysburg, in the County of Blair and State of Pennsylvania, fronting Fifty-five (55) feet on the East side of Montgomery Street and extending back in depth at right angles thereto One Hundred and Seventy Seven (177) feet to Sassafras Alley, and being Lot Number Forty-nine (49) in the plan of that part of said Borough of Hollidaysburg. Being 808 North Montgomery Street, Hollidaysburg, Pennsylvania.

BEING KNOWN AS: 806 - 808 NORTH MONTGOMERY STREET, HOLLIDAYSBURG, PA 16648

PROPERTY ID NUMBER: 11.01-02..-011.00-000

BEING THE SAME PREMISES WHICH SHIRLEY ANN MUSSELMAN AND IRA D.

MUSSELMAN, WIFE AND HUSBAND BY DEED DATED 10/16/2004 AND RECORDED 10/16/2024 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #202414825, GRANTED AND CONVEYED UNTO JUSTIN SCHOENING, SINGLE AND ALYSSA CURFMAN

PROPERTY ADDRESS: 806-808 NORTH MONTGOMERY STREET, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 11.01-02..-011.00-000

Seized and taken into execution to be sold as the property of ALYSSA CURFMAN, JUSTIN SCHOEING in suit of ROCKET MORTGAGE, LLC F/K/A QICKEN LOANS, LLC.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid the following Wednesday by 12:00 pm, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
KML LAW GROUP, P.C.

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania